

CITY OF ISSAQUAH
DEVELOPMENT SERVICES
DEPARTMENT DEVELOPMENT
COMMISSION

COMMUNITY CONFERENCE

STAFF REPORT

March 4, 2015

FILE NO.: Community Conference: COM15-00001

PROJECT: Fieldstone Memory Care

OWNER: Maclean Family, LLC and Paschal Family Trust
4929 Issaquah-Pine Lake Rd. SE
Issaquah, WA 98029

APPLICANT: Cascadia Development, LLC
Representatives: Justin Younker
4120 Englewood Ave.
Yakima, WA 98908

STAFF CONTACT: Jennifer R. Woods, Associate Planner
Development Services Department, (425) 837-3086

REQUEST: An application for a Community Conference has been submitted by Cascadia Development, LLC to develop an Alzheimer's and memory care community, which is proposed to contain 60 units. Out of those 60 units, 52 will be private units and 8 units will be companion rooms. The building is proposed to be a single-story, 42,000 square foot building with approximately 29 parking stalls total. The site incorporates 282,717 square feet of land, or approximately 6.49 acres and is currently vacant.

LOCATION: South corner of SE Issaquah-Fall City Rd. and Highlands Dr. NE.

EXISTING LAND USE:

<u>Subject Property:</u>	Vacant.
<u>North:</u>	Single family residential
<u>South:</u>	Single family residential
<u>East:</u>	Single family residential
<u>West:</u>	Multi-family residential

EXISTING CONDITIONS: The project site is currently vacant.

EXISTING ZONING: The zoning of the property is split between Single Family Small Lot (SF-SL) and Multi-Family Medium (MF-M). In accordance with IMC 18.07.360, the Development Standards for the sites (i.e. setbacks, impervious surface coverage, building height, etc.) are determined by the most restrictive zone applies. The zoning to the north of the site is SF-SL (Single Family Small Lot) and Multi-Family Medium (MF-M).

The development standards of those two zones are very similar, one difference being SF-SL has a 6-foot side yard setback and the MF-M zone has a 7-foot rear setback and another is the SF-SL zone base building height is 30 feet and the MF-M zone base height is 40 feet. The most restrictive zoning is the SF-SL zone which will be used as the Development Standards for the project.

North of the site is unincorporated King County. East of the site is unincorporated King County, Single Family-Estate (SF-E) and SF-SL zoning. West of the site is MF-M and SF-SL zoning. South of the site is SF-SL zoning.

COMPREHENSIVE PLAN: The site is designated Low Density Residential and Multi-Family Residential by the Issaquah Comprehensive Plan, updated April 29, 2013.

SUBAREA: North Issaquah

BACKGROUND:

April 10, 2014	The City's Project Review Team held the first Pre- Application Conference with representatives from Cascadia Development, LLC, File No. PRE14-00003.
June 11, 2014	The City's Project Review Team held the second Pre- Application Conference with representatives from Cascadia Development, LLC, File No. PRE14-00003.
February 5, 2015	The applicant submitted the application for a Community Conference with the Development Commission, File No. COM15-00001. A letter of Complete Application was issued on February 6, 2015.

NEXT STEPS: The process for reviewing the new memory care facility will

be a Level 3 Site Development Permit (SDP). Ultimately, the SDP will be reviewed at a public hearing by the Development Commission. Any Administrative Adjustment of Standards that will be required, such as for tree retention would also be reviewed concurrently with the SDP applications.

COMMUNITY CONFERENCE - PURPOSE:

Section 18.04.140(A) of the Issaquah Land Use Code states the following under Community Conference Purpose:

"The Community Conference is an informal community meeting, hosted by the Development Commission. The purpose of the meeting is to generate discussion, raise issues, and propose creative options relative to the proposed project. It is intended to provide a means by which the applicant, staff, the Development Commission and the public are able to work together in a productive and creative manner. However, options and issues raised may not be all inclusive and no guarantees on the project outcome are made at this stage."

Section 18.04.140 (B) states the following under Community Conference Expectations:

"The applicant can expect the following results from the conference:

- 1) The more information an applicant can provide for a community conference, the more complete staff's review and input will be for the proposal.*
- 2) Any information or opinions expressed by the Development Commission or the staff shall not be binding on the final decision or constitute approval or denial of the proposed project.*
- 3) Inconsistency with the Comprehensive Plans, Guiding Principles or City Vision will be discussed.*
- 4) Development Commission, staff and applicant should discuss creative approaches to address challenging site constraints or potential mitigations.*
- 5) Recommended revisions or modifications to the proposal will be discussed; and*
- 6) The applicant should be aware that additional modifications will most likely be required before the project review is final and a decision has been made."*

SITE DEVELOPMENT PERMIT REVIEW:

Purpose: Per IMC 18.07.410, the purpose of the Level 3 Site Development process is to ensure public input and review by the Development Commission, the Development Services Department and other departments for consistency with the development regulations, Design Criteria Checklist (see Chapter 18.07 IMC) and other approval criteria. A Level 3 review is required because the site's primary access and/or street frontage are located on and/or the site abuts Issaquah-Fall City Road.

Review Process: The Issaquah Municipal Code (IMC) Section 18.04.450 states that Site Development Permits shall be reviewed through the Level 3 Review process. The flow chart in Section 18.04 for Level 3 Review requires the Community Conference for Site Development Permits. As stated above, the Site Development Permit will ultimately be approved at a Public Hearing with the Development Commission. Through that review process, the applicants must show that the project meets the approval criteria for Site Development Permits.

PROJECT DESCRIPTION AND ANALYSIS:

A. Use:

The applicants are seeking a Site Development Permit (SDP) for the construction of a memory care facility. This facility will be located at the intersection of SE Issaquah-Fall City Rd. and Highlands Dr. NE. The new facility will include a one story section and provide 42,000 square of building, with 60 units, and 29 parking stalls.

Site development contains approximately 6.81 acres of two contiguous parcels. Parcel #222406-9002 is 95,832 sq. ft., owned by Maclean Family LLC., and is zoned MF-M (Multi-Family Medium). Parcel #222406-9149 is 200,812 sq. ft. and is zoned SF-SL (Single Family-Small Lot). This parcel contains wetlands area that was recently delineated and surveyed. Both parcels are currently vacant with no improvements. Cascadia plans to adjust an interior lot line on the Maclean parcel to encompass the area that will be improved, including building and parking area. This will leave a second parcel that will include the wetland and its buffer. The boundary line adjustment will need to be reviewed and approved prior to building permit issuance.

This meeting scheduled before the Development Commission is for the informal "Community Conference" meeting required as part of the development approval process. A Site Development Permit will be required for this project. The Site Development Permit is required to be approved by the Development Commission.

Zoning of the property is Multifamily- Medium (MF-M), and Single Family-Small Lot (SF-SL). In accordance with IMC18.06.040, development regulations for the site (i.e. setbacks, impervious surface coverage, building height, etc.) are determined by the most restrictive zoning. In this case, the most restrictive zoning is Single Family- Small Lot (SF-SL).

The use, an assisted living facility, is a permitted use in both the MF-M and SF-SL zones.

B. Development Standards:

1. Findings of Fact

The following are the development standards for developments in the “SF-SL” Zone:

<u>ITEM</u>	<u>CITY CRITERIA</u>	<u>PROPOSED</u>
Maximum Density:	7.26	NA
Minimum Lot Size:	6,000 s.f	NA*
Max. Impervious surface:	50%	25.5%
Min. Pervious surface:	50%	74.5%
Max. Base Building Height:	30 feet	20 feet

*Lot size to be determined after the boundary line adjustment is complete. The lot is currently 282,717 square feet and with the boundary line adjustment, the lots will be required to meet the minimum lot size.

<u>SETBACKS</u>	<u>CITY CRITERIA</u>	<u>PROPOSED</u>
Front Yard (West)	10 feet	19 feet
Rear Yard (Southeast)	20 feet	36 feet
Side Yard (East)	6 feet	24 feet
Side Yard (South)	6 feet	NA**

**Currently the building is shown over a property line. The adjustment of that lot line through the boundary line adjustment process will be reviewed to ensure it meets the required setback.

As currently proposed the application will be able to meet the development standards.

C. Access/Street

Access: Access to the memory care facility, a driveway will be constructed off of SE Issaquah-Fall City road. Access to the building entrance is from the parking lot.

The project will need to meet the requirements for Nonmotorized facilities as described in IMC 18.07.080, Exhibit 6), including walkway connections throughout the site and to the adjacent roadway sidewalks, bicycle parking, etc.

Fire access: Access to the building is provided from a driveway off of Issaquah-Fall City Rd that connects to the parking lot. A computer model for fire apparatus in the parking lot will be required to ensure it meets vehicle turning radii requirements. The turn radii in the parking lot will be required to meet the fire code standard. A perimeter walkway around the building will be required. The hammerhead in the very front of the building will need to meet fire code standards.

Street Improvements: All sidewalks along the frontages shall be replaced as needed with landscape planters added to meet current City standards along Issaquah-Fall City Rd. The frontage along Highlands Dr. NE is currently improved to City standards, except there is an existing regional King County trail adjacent to the property on the west side of the road.

D. Storm Drainage

Storm drainage will be required to follow the applicable King County Surface Water Design Manual. All runoff from the site will be infiltrated onsite. Roof runoff will be collected in downspouts and conveyed to underground storage facility. Water quality requirements shall be met for all runoff from all driving surfaces, including parking lots. It has been recommended by staff that the use of LID (Low Impact Development) techniques could reduce the required detention volume.

E. Utility Improvements (Water and Sewer):

Water and Sewer service to the site is administered by Sammamish Plateau Water and Sewer District as this property resides within their service area. Water main extensions from Issaquah-Fall City Road and possibly from Highlands Dr. or a water main loop between Issaquah-Fall City Road and Highlands Drive will be required. A Double Check Detector Assembly vault outside of the building will be required.

F. Design and Layout:

Building Design: The building will have a similar contemporary design to other buildings the applicant has developed. The building is proposed to be cited into the middle of the developable site; color renderings have been provided by the applicant and are located in Exhibit 4. The entry and entry plaza area is located on the southwest side of the building near the main parking area. The building is U-shaped, with the open end facing the southeast. The courtyard will be predominantly for residents and will be gated for resident security.

The facility is designed as a one story building and is fairly modulated. Some further modulation may be advisable on the western elevation facing Issaquah-Fall City Rd. as the wall is fairly plain. Landscaping adjacent to the building edge may also be used to add texture to the western facade.

Building Height: The maximum height of 30 feet that is allowed in the Single Family- Small Lot (SF-SL) The proposed single-story building as proposed is approximately 20 feet tall.

Site Layout: Because of the location of the new building at the northern corner of the property, it will be visible from Issaquah-Fall City Rd. and less visible from Highlands Dr. NE as there are trees propose for retention along the property adjacent to the King County trail adjacent to Highlands Dr. NE. The building location is designed to be conducive to the existing topography and the existing features of the site, including areas of tree retention and the wetland and its buffer.

Off-Street Parking: The Table of Off-Street Parking Standards, IMC 18.09.050, require one stall for every two beds plus one stall per employee at the maximum shift. The facility proposes to have 60 beds and 15 staff member on site at the max shift; therefore, a minimum of 44 parking spaces is required for the new facility.

Standard stalls are 9' x 20' with a 24' backup maneuvering aisle. The applicant is proposing 44 parking stalls total.

Barrier Free parking (accessible stalls) will need to comply with the parking table in the International Building Code (2012 edition), including van spaces. Accessible routes of travel will need to be ensured to the school facilities.

The circulation for the parking appears to meet the code requirements, though fire requirements may later the design of the parking lot in order to meet emergency vehicle turning radii. Additionally, more parking stalls may be required than shown in order to meet the codes provisions for minimum parking.

Loading Spaces: IMC 18.09.110 requires that commercial uses over 30,000 square feet are required to provide one, Type A loading space. The loading space will need to be reviewed with the Site Development Permit for compliance.

Bicycle Parking: Bicycle parking is required at the ratio of 5% of the required automobile parking spaces for the first 300 required auto stalls. Therefore, a minimum of 3 bicycle spaces is required.

Lighting: The project will need to meet the requirements of the Outdoor Lighting Standards, IMC 18.07.107 with regard to exterior lighting of the parking lot, the plazas and the building. The requirements for Low Density Residential/Multifamily Residential would apply. A lighting plan, meeting the submittal requirements of IMC 18.07.107(D) will need to be submitted.

Landscaping: A preliminary landscaping plan will be required with the Site Development Permit submittal. Existing trees that will be preserved will need to be identified with the SDP plans. Tree protection measures during the construction periods will need to be clearly shown on the Site Development Permit plans. The exact location, type and planting specifications will need to be submitted with the Site Development Permit. The landscaping should complement the views and focal points of the building and site and the parking area should be enhanced with landscape areas. Right of way landscaping adjacent to Issaquah-Fall City Rd. will also be required.

The landscape plan will need to meet the requirements of the City's Landscape Code, IMC 18.12. Some of these requirements include an evaluation of the worthiness to preserve existing trees and other landscaping on site; a soil analysis and evaluation of the practical use of the existing soil; a water budget analysis and irrigation system design.

Tree preservation: Section 18.12.1385 (A) of the Landscaping and Tree Preservation code requires with a commercial development, that 30% of the total caliper of all significant trees in developable site area is retained. Section 18.12.1385(B) allows a reduction of up to 50% of the tree retention requirements through a Level 2 Review process (Administrative Adjustment of Standards) with approval meeting specific criteria as shown below.

1. *The modification is consistent with the purpose and intent of this chapter, Chapter [18.12](#) IMC, Landscaping and Tree Preservation; and*
2. *The modification incorporates the retention of a grouping(s) of smaller trees that make up the equivalent diameter inches and retains other natural vegetation occurring in association with the smaller tree grouping(s); and*
3. *The modification is necessary because the size, shape, topography, or location of the subject property may jeopardize the reasonable use of the property and reasonable alternatives do not exist; and*
4. *The modification is necessary because the required ingress/egress, existing and proposed utility locations, trails, storm drainage improvements or similar constraints may jeopardize the reasonable use of the property and reasonable alternatives do not exist; and*
5. *The modification is necessary to provide solar access to a building that incorporates active solar devices. Windows are solar devices only when they are south-facing and include special storage elements to distribute heat energy.*

No tree removal may occur in the critical area or its buffer. Outside of the wetland and wetland buffer, the northeast area of the site is the heaviest forested part of the site and many trees in that area will be removed to accommodate the new building.

A site inventory of significant trees was conducted for the site and was shared with the Pre-Application submittal. In accordance with Landscaping and Tree Preservation regulations, 638.25" of tree caliper inches are required to be retained (25%) and 815" of tree caliper inches are proposed to be retained (31.92%). The project is slightly short by 176.25" tree caliper inches. Most of the trees to be saved are located along the east property line, outside of the wetland buffer. The majority of the trees being removed for the facility are due to the building location. The building is located on the northern portion of the property due to a wetland located on the southern half of the property.

The site plan will either need to be revised to provide further tree retention or an Administrative Adjustment of Standards will need to be applied for and granted to compensate for the slight shortage. The removal of trees will be mitigated with new trees.

Waste Facilities & Recycling:

The waste and recycling facilities will need to be properly screened and approval will be required from CleanScapes.

Signage:

No signage is currently proposed. Any signage requires a separate sign permit.

G. Environmental Review:

SEPA review is required for construction of buildings greater than 4,000 SF. An environmental checklist will be required with the land use permit application. A complete wetland report is required for SEPA. A peer review may be required after review of the complete wetland report. If buffer averaging of the wetland buffer is pursued a wetland report should include the code criteria for buffer averaging. It appears most criteria would be met. Concurrency will evaluate traffic impacts on the City street system. A site access analysis will be required for the driveway entries and channelization improvements.

H. Impact and Mitigation Fees:

The developer will be required to pay Impact and Mitigation Fees. Impact fees are required at the Issuance of Building Permits and by the mitigation/impact fee schedule in effect at that time.

I. Public Notification:

As part of the Community Conference process, public notice is required to be provided to all property owners within 300 feet of the exterior boundaries of the proposal site at least 10 days prior to the meeting. Notice of the project and the Community Conference meeting was mailed out to 71 residents on February 11, 2015. Notice of the Community Conference Meeting was also posted on the City's web site calendar.

J. Exhibit List:

1. Application, COM15-00001, received 2-5-2015.
2. Vicinity Map.
3. Project Narrative, received 2-5-2015.
4. Building elevations and renderings, received 2-5-2015.
5. Site Plan, received 2-5-2015.
6. Public Comment Email from Adjacent Property Owner, received 2-22-2015.

LAND USE
PERMIT APPLICATION

RECEIVED
FEB 05 2015

CITY OF
ISSAQUAH
DEVELOPMENT SERVICES

1775 - 12th Ave. NW | P.O. Box 1307
Issaquah, WA 98027
425-837-3100
issaquahwa.gov

This Section For Staff Use Only	
Permit Number: <u>COM15-00001</u> Staff Contact: <u>Jennifer R</u>	Date Received: <u>2/5/15</u>

Type of Application: Community Conference

PROJECT INFORMATION

Name of Project (if applicable): Fieldstone Memory Care
 Project Site Address: Corner of SE Issaquah-Fall City Rd. & Highlands Dr. NE
 Parcel Number: 222406-9002 & 222406-9149

OWNER

Name: Maclean Family, LLC & Paschal Family Trust
 Address: 4929 Issaquah - Pine Lake Rd SE Issaquah, WA 98029
 Phone: 425-392-3390 Email: mmouse98@hotmail.com

APPLICANT

Name: Cascadia Development
 Address: 4120 Englewood Avenue, Yakima, WA 98908
 Phone: 509-480-0642 Email: justin@cascadiadevelopment.com

CONTACT

Name: Justin Younker
 Address: 4120 Englewood Avenue, Yakima, WA 98908
 Phone: 509-480-0642 Email: justin@cascadiadevelopment.com

PROPOSED PROJECT DESCRIPTION

Please provide a brief description of the project. (Use an additional sheet of paper, if necessary.)

Cascadia Development, LLC intends to develop an Alzheimer's and memory care community located at the intersection of SE Issaquah-Fall City Rd. & Highlands Dr. NE. The community will contain 60 units of which 52 private will be private units and 8 units will be companion rooms. Each unit will have a private bathroom with a walk-in shower. The building will be a single story 42,000 sq. ft. building with approximately 29 parking spaces.

I certify (or declare) under penalty of perjury under the laws of the State of Washington that all application information, including plans and reports, are true and complete to the best of my knowledge. I understand the lead agency is relying on them to make its decision.

Signature: _____

Date: 2/9/15

PROJECT SITE INFORMATION

Legal Description: (Use an additional sheet of paper, if necessary.)

See Attached

Zoning Designation: MF-M Multifamily-Medium

Land Use Designation: Multifamily Residential

Subarea Designation: Issaquah Highlands

Shoreline Designation, if applicable: _____

Existing Land Use: Vacant

Adjacent Land Uses North: Vacant

South: Single Family Residential - Adult Family Home

East: Single Family Residential

West: Multifamily

Area in square feet: 282,717

Does the site contain any of the following environmentally critical areas? Check all that apply.

☐ Flood Hazard Area

☐ Landslide Hazard Area

☐ Streams

☒ Wetlands

☐ Steep Slope Hazard Area

☐ Coal Mine Hazard Area

PROPOSED DEVELOPMENT STATISTICS

Proposed Land Use: Assisted Living

Density (multifamily only): _____

Impervious Surface Ratio: 25%

Pervious/Landscaping/Open Space Provided (in square feet): 209,976

Maximum Proposed Building or Structure Height: 32'0"

Total Proposed Building Square Footage (Gross Area): 42,000

Proposed Setbacks Front: 15'

Rear: 15'

Side: 15'

Parking Spaces Provided: 29

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FEB 05 2015

Written Narrative

City of Issaquah

Cascadia Development, LLC (Cascadia) intends to develop an Alzheimer's and memory care community located at the intersection of SE Issaquah-Fall City Rd. & Highlands Dr. NE located in Issaquah, Washington. The site contains two contiguous parcels totaling 6.81 acres. Parcel #222406-9002 is 95,832 sq. ft. and is zoned MF-M. This parcel is located closest to the intersection and is owned by Maclean Family LLC. Parcel # 222406-9149 is 200,812 sq. ft. and is zoned SF. This parcel contains a wetlands area that was recently delineated and surveyed (see attached survey). Both parcels are currently vacant with no improvements. Cascadia plans to boundary line adjust the Maclean parcel to encompass the area that will be improved, including the building and parking area. This will leave a second parcel that includes the wetlands area and buffer.

The community will contain 60 units of which 52 private will be private units and 8 units will be companion rooms. Each unit will have a private bathroom with a walk-in shower, but there is no kitchen or kitchenette in any resident rooms. The building will be a single story 45,000 sq. ft. building with large central courtyard and central town square that will include a theater/chapel, café, salon, serenity room, and art studio. The site plan includes 29 parking spaces.

The site is located 1.5 miles from the new Swedish Medical Center, an 80 bed hospital with plans to increase to 175 beds as needed. The site is also 1 mile from the newly developed Issaquah Highlands Master Planned Community. This new development includes Grand Ridge Plaza, a 280,113 sq. ft. shopping and entertainment district with a Safeway grocery store, 12 screen Regal Cinema, and three new restaurants. You can find more information on the Issaquah Highlands Master Plan at www.issaquahhighlands.com.

Amenities

Our unique building design provides residents with lots of room to interact and discover while is a secure environment. Attention has been given to every detail from the innovative town square to using contrasting paint colors that help residents find their way to incorporating technology that allows us to provide a level of care and safety unavailable in other communities.

- Care Innovations™ QuietCare®-- we are the first senior living community in Washington State to adopt this critical safety tool
- The Town Square is the heart of our vibrant community and is all about fun and interacting in a safe environment. Residents are invited to enjoy a variety of life-enriching activities in the art studio, 50's diner, theater, hair salon & spa, or serenity hand massage room.
- Our beautiful outdoor courtyard invites our residents to enjoy the stress reduction and solace that come from connecting with nature. French doors open onto a secure courtyard complete with walking paths, sitting areas and water features.

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FEB 05 2015

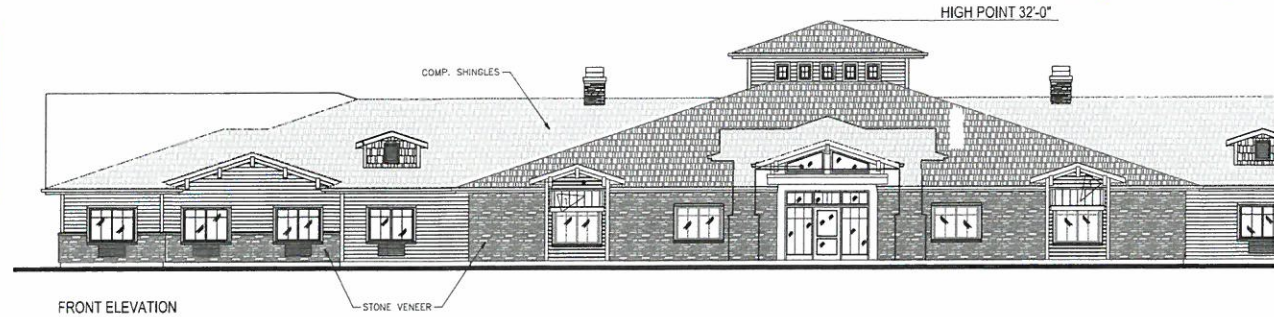
City of Issaquah



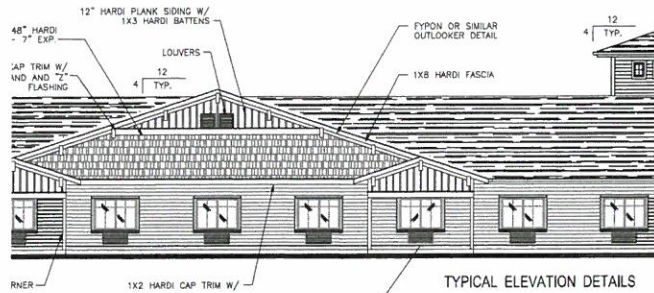
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FEB 05 2015

City of Issaquah



FRONT ELEVATION



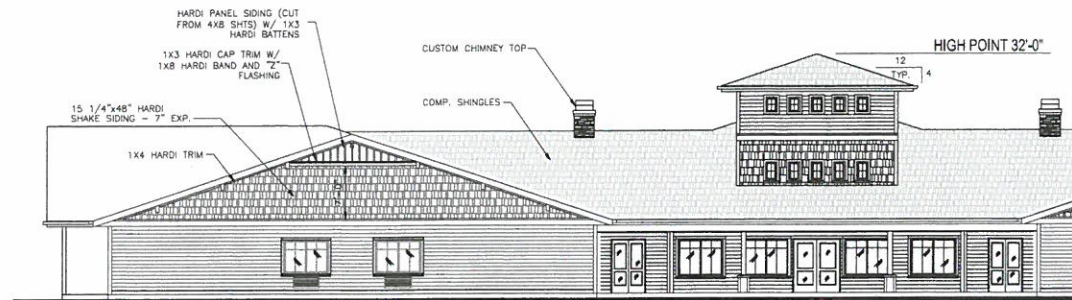
TYPICAL ELEVATION DETAILS



MAIN ENTRY ELEVATION



TYPICAL ELEVATION EXAMPLE



COURTYARD ELEVATION DETAILS

BUILDING DETAILS / PHOTOS

NEW BUILDING FOR:

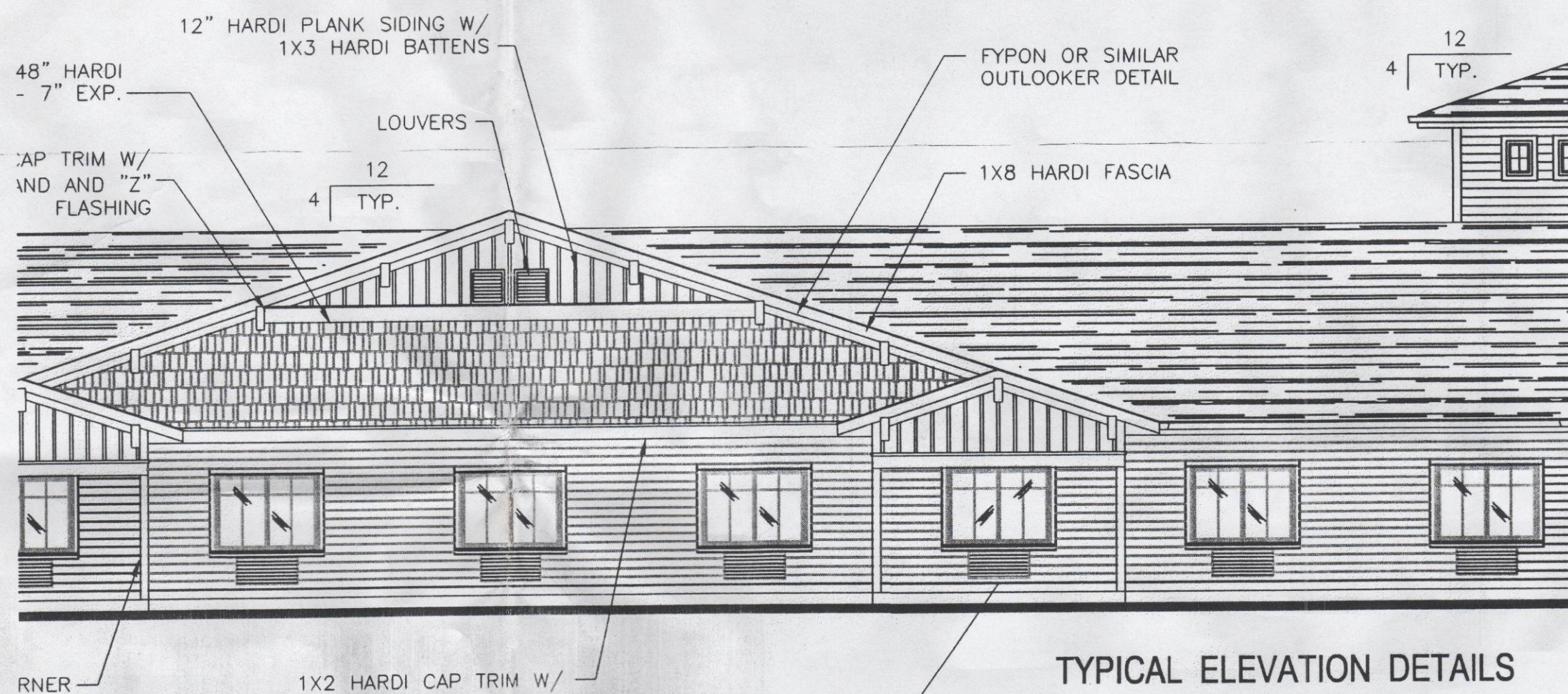
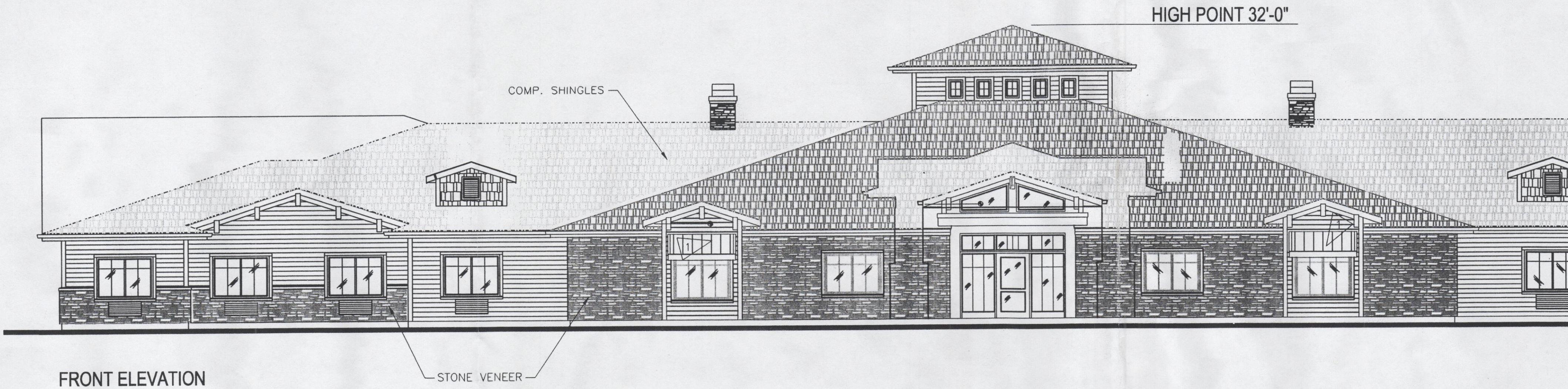
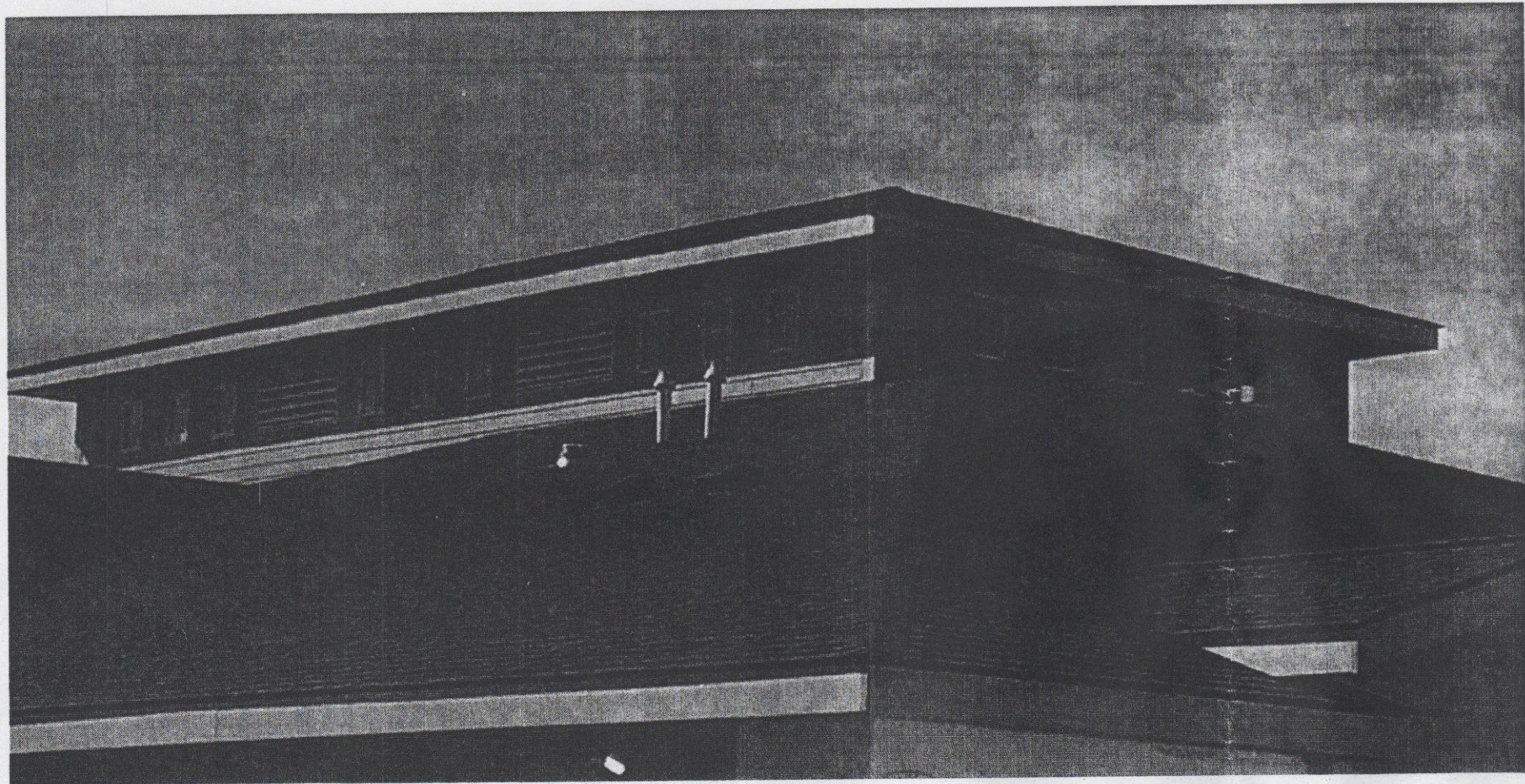
■ Fieldstone Memory Care ~ Issaquah, Washington
Issaquah, WA

SCALE: 1/16" = 1'-0"

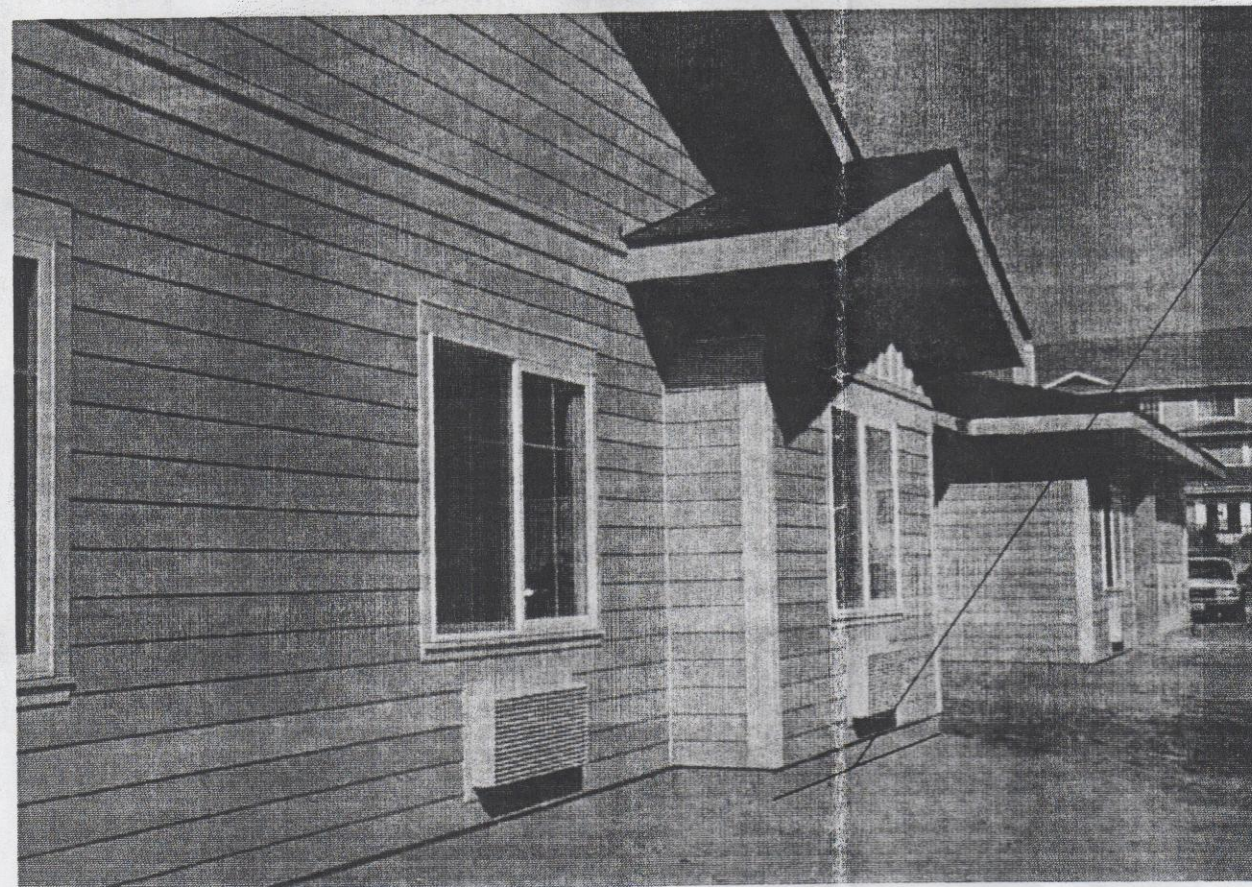


PANO 1331
FILE: Issaquah prelim elevations.dwg
DATE: 03.20.14
SHEET:

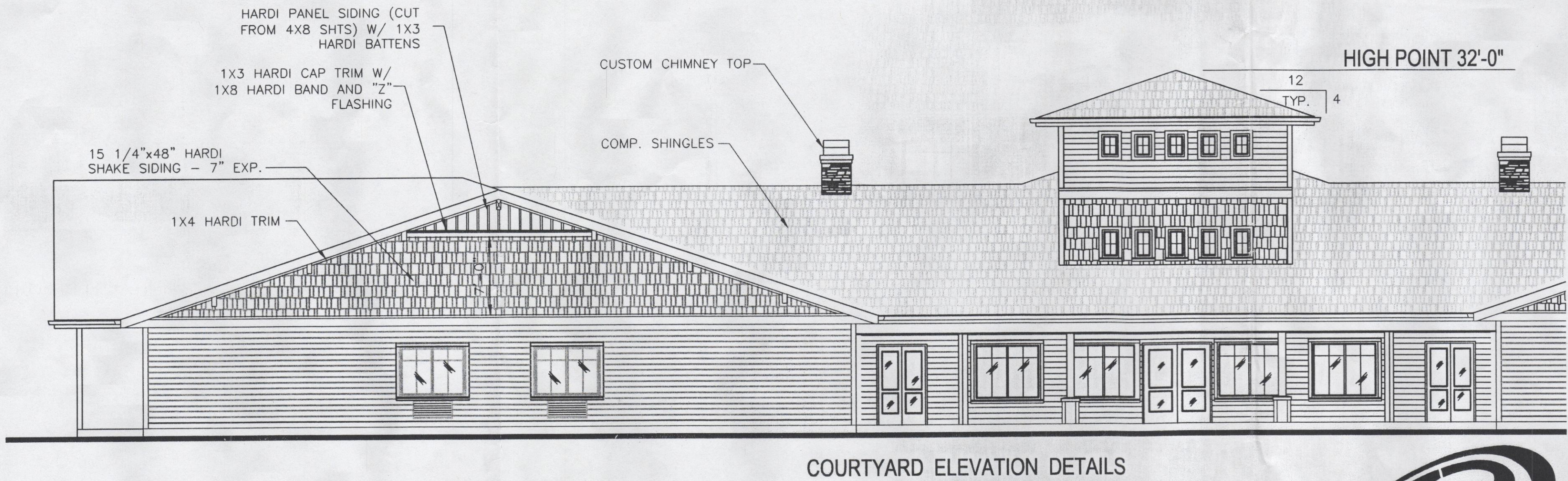
8503 KAIL DRIVE
YAKIMA, WA 98908
T: 509.961.7404



MAIN ENTRY ELEVATION




TYPICAL ELEVATION EXAMPLE



BUILDING DETAILS / PHOTOS

NEW BUILDING FOR:
■ Fieldstone Memory Care ~ Issaquah, Washington
Issaquah, WA

SCALE: 1/16" = 1' - 0"


POSTON
ARCHITECTS
8503 KAIL DRIVE
YAKIMA, WA 98908
T: 509. 961. 7404

RECEIVED
FEB 05 2015
CITY OF ISSAQUAH

PA NO: 1331
FILE: Issaquah prelim elevations.dwg
DATE: 03.20.14
SHEET:

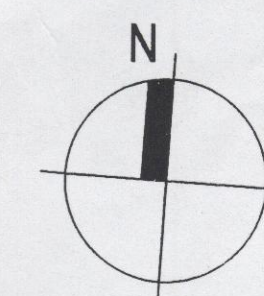
Com 15-00001



BUILDING FLOOR PLAN / SET-BACKS

NEW BUILDING FOR:
 ■ Fieldstone Memory Care ~ Issaquah, Washington
 Issaquah, WA

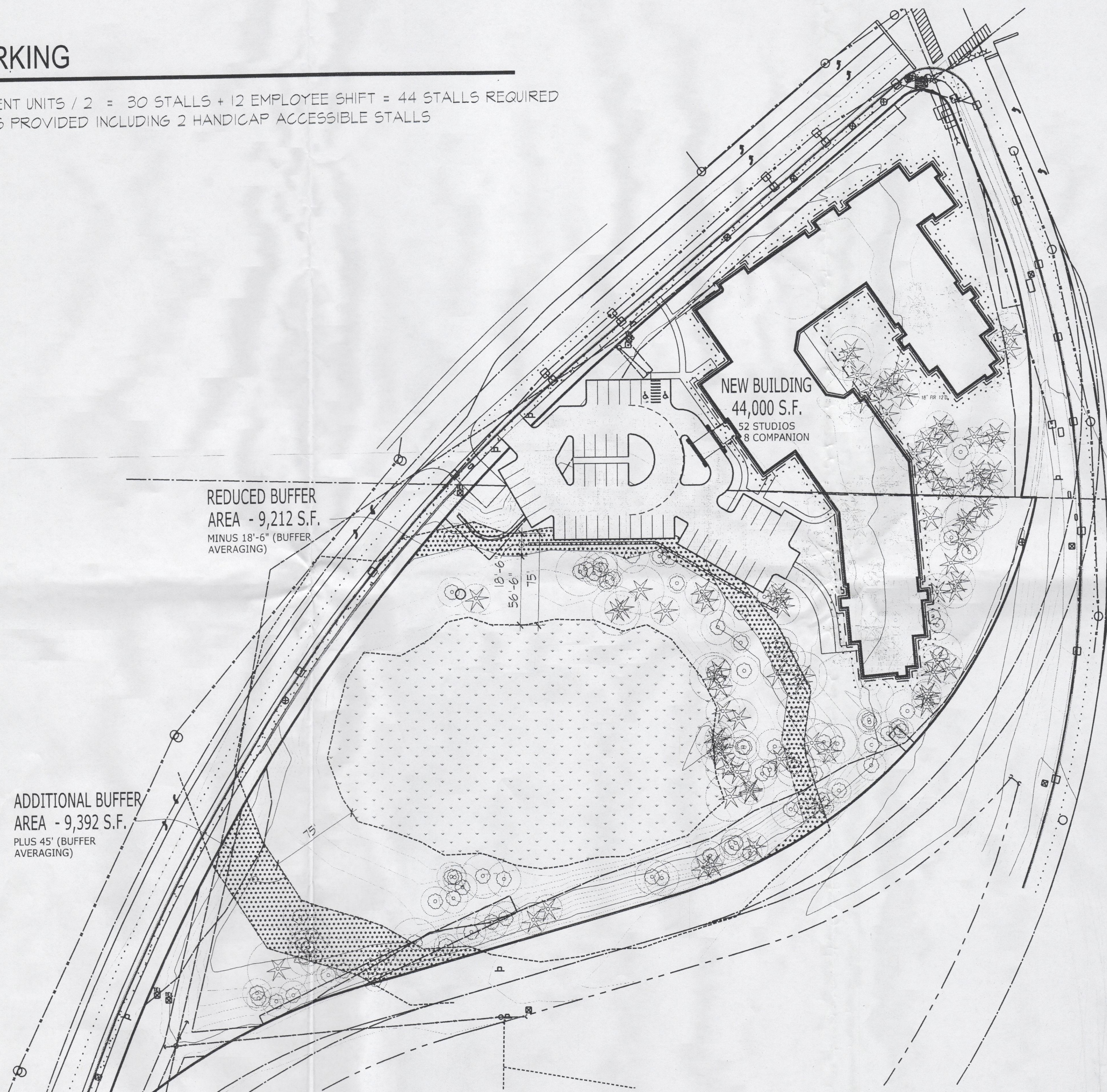
SCALE: 1" = 100' - 0"
 Revised submittal #2



PA NO: 1331
 FILE: Site plan Issaquah R7.dwg
 DATE: 05.28.14
 SHEET:

SITE PARKING

60 RESIDENT UNITS / 2 = 30 STALLS + 12 EMPLOYEE SHIFT = 44 STALLS REQUIRED
46 STALLS PROVIDED INCLUDING 2 HANDICAP ACCESSIBLE STALLS



SITE / BUILDING INFORMATION

LOT COVERAGE:	AREA:	PERCENTAGE:
GROSS SITE AREA:	(6.490 ACRES) 282,717 S.F.	
TOTAL BUILDING FOOT PRINT	44,000 S.F.	15.56 %
SIDEWALKS / ENTRIES:	4,000 S.F.	1.26 %
SIDEWALKS IN COURTYARD ESTIMATED AT:	2,564 S.F.	1.39 %
CONCRETE CURBING:	389 S.F.	0.01 %
NEW ASPHALT: (MAIN PARKING)	20,579 S.F.	7.28 %
SITE LANDSCAPING ESTIMATED AT:	20,000 S.F.	6.98 %
WETLAND AREA WITH NEW BUFFER	130,800 S.F.	46.27%

IMPERVIOUS SURFACE:	AREA:
TOTAL BUILDING ROOF LINE	49,179 S.F.
SIDEWALKS / ENTRIES:	4,000 S.F.
SIDEWALKS IN COURTYARD ESTIMATED AT:	2,564 S.F.
CONCRETE CURBING:	389 S.F.
NEW ASPHALT: (MAIN PARKING)	20,579 S.F.
TOTAL AREA:	76,711 S.F.

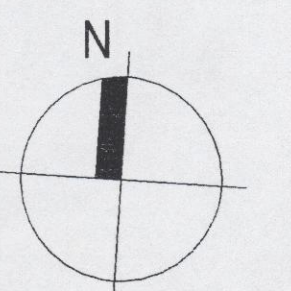
SITE INFORMATION

NEW BUILDING FOR:

■ Fieldstone Memory Care ~ Issaquah, Washington
Issaquah, WA

SCALE: 1" = 100'-0"
Revised submittal #2

POSTON
ARCHITECTS
8503 KAIL DRIVE
YAKIMA, WA 98908
T: 509. 961. 7404



PAN: 1331
FILE: Site plan Issaquah R7.dwg
DATE: 05.28.14
SHEET:

Jennifer R. Woods

From: Dean <don4texas@excite.com>
Sent: Sunday, February 22, 2015 7:17 PM
To: Jennifer R. Woods
Subject: Comments for Fieldstone Memory Care App COM15-00001

Re: Comments for Fieldstone Memory Care App COM15-00001

A. Pond feeds into Issaquah Creek

The Pond on the south end of the property has underground streams that feeds into Issaquah Creek down the hill. I have concerns about the water runoff from the parking lot will pollute the pond and eventually downstream in Issaquah Creek. What can be done to mitigate the risks of the water runoffs? If the parking lot be placed at the north end of the property farther away from the pond, it will provide the residents a view of the pond and the wildlife it supports.

B. Frequent Power Outages

As a resident that live down hill from the property, we have experienced a few extended power outages from wind storm annually. These outages usually lasts for hours to over a day. Is there plan to request PSE to improve the availability of power to these multi-units care facilities?

C. Inconsistent Zoning

In this small island surround by Issaquah Fall City and Highlands Drive, there is only about ten lots. However, there are 4 different zoning's ranging from Multi-Family, SF-E, SF-S and SF-SL. It appears every time a property changed hands, the zoning of the property get changed. While I am not against development, it is difficult to comprehend how ten properties in the same block have 4 different zoning's.